314

795

 $\mathcal{O}$ 

PORTION PORTION THE **₹** 

AND COUN **ASHINGTON** 

LEGAL DESCRIPTION

PARCEL A THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP

TOGETHER WITH ALL THAT PORTION OF GOVERNMENT LOT 2 LYING NORTHWESTERLY OF SAID CAMAND HILL ROAD.

THE ABOVE LEGAL REPRESENTS LOT C AS SHOWN ON THAT RECORD OF SURVEY MAP FILED IN BOOK 4 OF SURVEYS AT PAGE 129, RECORDS OF ISLAND COUNTY, WASHINGTION.

DEDICATION

FOR DAMAGES AGAINST ISLAND COUNTY INT LAND BY THE ESTABLISHED CONSTRUC-ROADS SHOWN HEREON. ALL UTILITY DPMENT ARE SUBJECT TO AND SHALL N OF COVENANTS, CONDITIONS, AUDITOR'S FILE NO. \_\_\_\_\_

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR 1991.

'S. Hollack NAME NAME

SKAIT STATE BALK

RESERVATION

NAME

TRACTS A, D, E, AND F, INDENTIFIED HEREON AS COMMINES RESERVED AND PERMANENTLY COMMITTED AS OPEN SPANATURAL STATE OR MAINTAINED AND USED, AS SHOWN COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTION TRACT B INDENTIFIED HEREON AS RECREATIONAL AREA COMMITTED AS A RECREATIONAL AREA AND MAINTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, EASERVED TO SUPPLYING WATER AS SPECIFIED IN THE RESERVED TO SUPPLYING WATER AS SPECIFIED IN THE COVENANTS, CONDITIONS, EASERVED TO SUPPLYING WATER AS SPECIFIED IN THE COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTION

SURVEYOR'S CERTIFICATE THIS MAP CORRECTLY REPRESENTS A SUR IN CONFORMANCE WITH THE REQUIREMENT STATE LAND SURVEY RECORDING ACT IN

DONALD R. DUNSMORE P.L.S. WASHINGTION CERTIFICATE NO.

TREASURER'S CERTIFICATE

TAXES LEVIED THE RECORDS OF MY OFFICE

DATUM PACIFIC,

**E**DC

N I

ENLICAMDON

ENGINEE

UNDER MY DIRECTION AND THE WASHINGTON 1991.

RECURDING CERTIFICATE

Ust he count addition

EXPIRES 4/11/ 1994

EXAMINED AND APPROVED IN ACCORDANCE WITH R.C.W. 58.17.160(1) AND CHAPTER 11.01, ICC THIS \_\_\_\_\_\_ DAY OF CLAPAL\_\_\_\_ 1991. R'S APPROVAL PROVISIONS

THE UNDERSIGNED, A NOTARY
OF WASHINGTON, HEREBY CERTIF
1991, PERSONALLY A

M. R. L. A.

ACKNOWLEDGMENT

for Twancell

NOTES M ND RESTRICTIONS:

LOTS 37 THROL AND LOTS 19 T LOTS 1 36 ANI SHOWN HEREON BY ISLAND COU DUGH 47 INCLUSIVE ARE SUBJECT TO A 50-FOOT BUILDING SETBACK AS SHOWN HEREON THROUGH 36 INCLUSIVE ARE SUBJECT TO A 100-FOOT BUILDING SETBACK AS SHOWN HEREON, ND 37 ARE SUBJECT TO A 25-FOOT BUILDING SETBACK FROM THE SOUTH BOUNDARY AS IN, THESE SETBACKS ARE A REQUIREMENT OF ISLAND COUNTY AND SHALL BE ENFORCED

LOTS 1 THROUG LOTS 18 THROU HEIGHT RESTRICTI AND RESTRICTI ISLAND COUNTY ENFORCE THE

NO BLOCKING, MAN-MADE DRA COUNTY ENGINE DIRECT VEHICULAR ACCESS TO CAMANO HILL ROAD IS RESTRICTED TO THE EASEMENTS (PRIVATE ROAD) SHOWN HEREON. DIVERTING, OR OTHER ALTERATION OF EXISTING NATURAL, OR APPROVED AINAGE WAYS IS PERMITTED WITHOUT PRIOR APPROVAL OF THE ISLAND REERING DEPT.

ISLAND COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN, OR PRIVATE ROADS PROVIDING ACCESS TO THIS DEVELOPMENT.

A PORTION OF THE PROPERTY IS ENCUMBERED BY STEEP SLOPES (>15% BY DEFINITION), AND WETLANDS, NO GRADING (CLEARING, EXCAVATION, FILING) IS PERMITTED WITHIN 100 FEET OF SAID AREAS UNTIL SUCH TIME AS AN APPROVED GRADING PERMIT, OR WAIVER THEREFROM IS OBTAINED FROM ISLAND COUNTY ENGINEERING DEPARTMENT -- UNLESS SAID GRADING HAS BEEN APPROVED AS PART OF THE PRD PROCESS.

ACCESS TO CARP LAKE ROAD/COTTONWOOD DRIVE IS RESTRICTED TO EMERGENCY ACCESS ONLY. THIS PLANNED RESIDENTIAL DEVELOPMENT MAY BE SUBJECT TO NOISE, DUST, SMOKE, AND ODDRS RESULTING FROM HARVESTING, PLANTING, FERTILIZATION AND PEST CONTROL ASSOCIATED WITH PERMITTED FOREST PRACTICES. THESE PRACTICES WHEN PERFORMED IN ACCORDANCE WITH COUNTY, STATE, AND FEDERAL LAW, SHALL NOT BE SUBJECT TO LEGAL ACTION AS A PUBLIC NUISANCE.

STANDER OF

AUDITOR COUNTY USIVE EASEMENT IS HEREBY RESERVED FOR AND PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY, CABLE, GENERAL TELEPHONE COMPANY OF THE NORTHYEST, CABLE, GENERAL TELEPHONE COMPANY OF THE NORTHYEST, LS WATER COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UPON THE PUBLIC AND/OR PRIVATE ROADS AND UTILITY AS SHOWN HEREON LOCATED LAW OF THE PUBLITIES, WITH NECESSARY UNDERDISTION FACILITIES, WITH NECESSARY UNDERFOR THE PURPOSE OF SERVING THE P.R.D. AND OTHER FOR THE PURPOSE OF SERVING THE P.R.D. AND OTHER FOR THE PURPOSE OF SERVING THE P.R.D. AND OTHER ATTAIL TIMES FOR THE PURPOSE STATED.

PLANNING DIRECTOR

THIS PLANNED REQUIREMENTS AS ESTABLISHE AND IS HEREBY COMMISSIONERS RESIDENTIAL DEVELOPMENT CONFORMS TO THE OF THE PLANNED RESIDENTIAL DEVELOPMENT (ED BY CHAPTER 16.17, ISLAND COUNTY CODE, Y APPROVED BY THE BOARD OF ISLAND COUNTY APPROVED DAY OF APRIL 1992, 19 EDWINES IDNER

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING

₽

ACKNOWLEDGMENT

JIGH 64 INCLUSIVE ARE SUBJECT TO A 40-FOOT BUILDING SETBACK AS SHOWN HEREON, INCH 36 INCLUSIVE AND LOTS 47 THROUGH 59 INCLUSIVE ARE SUBJECT TO BUILDING SICTIONS AS SPECIFIED IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, TONS RECORDED UNDER AUDITOR'S FILE NO.

APPROVAL OF THIS SUBDIVISION DOES NOT GUARANTEE THE ISSUANCE OF SEWAGE DISPOSAL PERMIT OR THE AVAILABILITY OF POTABLE WATER

WATER-CONSERVING PLUMBING FIXTURES AND WATER METERS IS REQUIRED.

UTILIZATION

CERTIFICATE OF TITLE

RECORDED AMENICATE NO. 1992 IN VOLUME PAGE ISLAND
UNDER AUDITOR'S FILE NO. 22006474 RECORDS OF ISLAND
COUNTY, WASHINGTON. YING O

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT

Harley O. Juse

ACKNOWLEDGMENT

ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THIS PLANNED RESIDENTIAL DEVELOPMENT DECLARATION, AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED HEREIN.

COMMISSIONER

ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THIS PLANNED RESIDENTIAL DEVELOPMENT DECLARATION, AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED HEREIN.

I THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, HEREBY CERTIFY THAT ON THIS 30 DAY OF DAY OF DAY OF THE 1991, PERSONALLY APPEARED BEFORE ME.

GIVEN UNDER MY HAND AND DFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN. Levil & Heule

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE
OF WASHINGTON, HEREBY CERTIFY THAT ON THIS 30 DAY OF
1991, PERSONALLY APPEARED BEFOREME,
OF THE STATE
OF MORNING CONTROL OF MORNING CONTROL OF
THE STATE
OF MORNING CONTROL OF MORNING CONTROL OF
THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE
OF THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE
OF THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE
OF THE UNDERSIGNED AND THE UNDERSIGNE

ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THIS PLANNED RESIDENTIAL DEVELOPMENT DECLARATION, AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES WENTIONED HEREIN.

GIVEN WIDER MY HAND WID BEFT NOTARY PUBLIC IN AND FOR THE STATE OF VASHINGTON RESIDING A をと SEAL THE DAY AND YEAR FIRST

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED, HEREBY DECLARE AND DEDICATE TO THE HOMEOWNER'S ASSOCIATION, WHATEVER PROPERTY THERE IS SHOWN ON THE PRO AND THE USE THEREOF FOR ALL PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PRIVATE ROADS. ALSO, THE RIGHT OF THE HOMEOWNERS ASSOCIATION TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS, BLOCKS, TRACTS, ETC., SHOWN ON THIS PRD IN THE REASONABLE ORIGINAL GRADING OF THE ROADS SHOWN HEREON. ALSO, THE RIGHT TO DRAIN SAID ROADS OYER AND ACROSS ANY TRACT, LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE ROAD IS GRADED. GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST ISLAND COUNTY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND WITHIN THE PRO BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROADS. DEDICATION CONTINUED:

P.D. Box 308 Coupeville, WA 98239 678-6363 datum pacific

뮈  $\infty$  DATUM PACIFIC, JOB NO. 5396

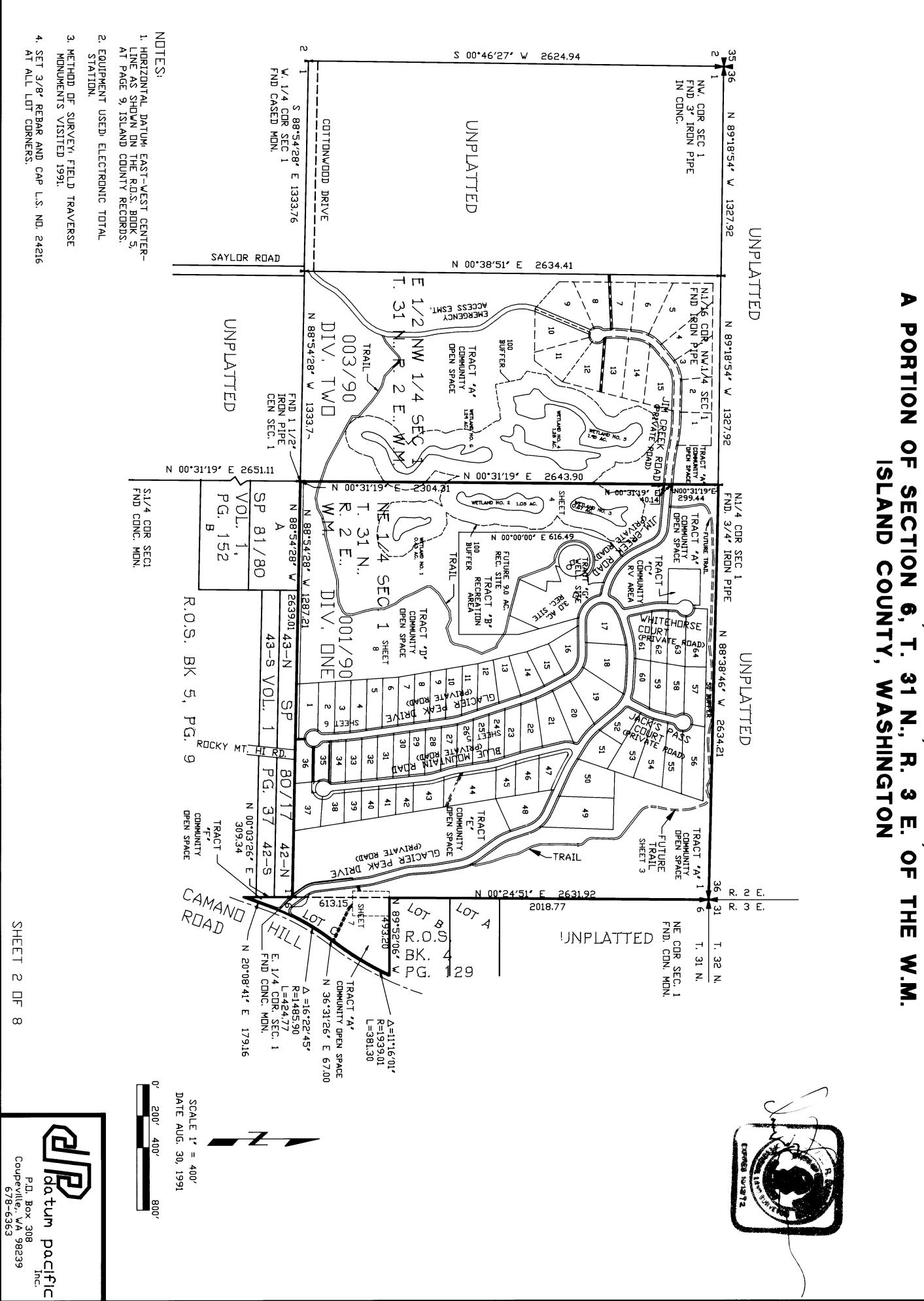
-- ENLYCAMDON

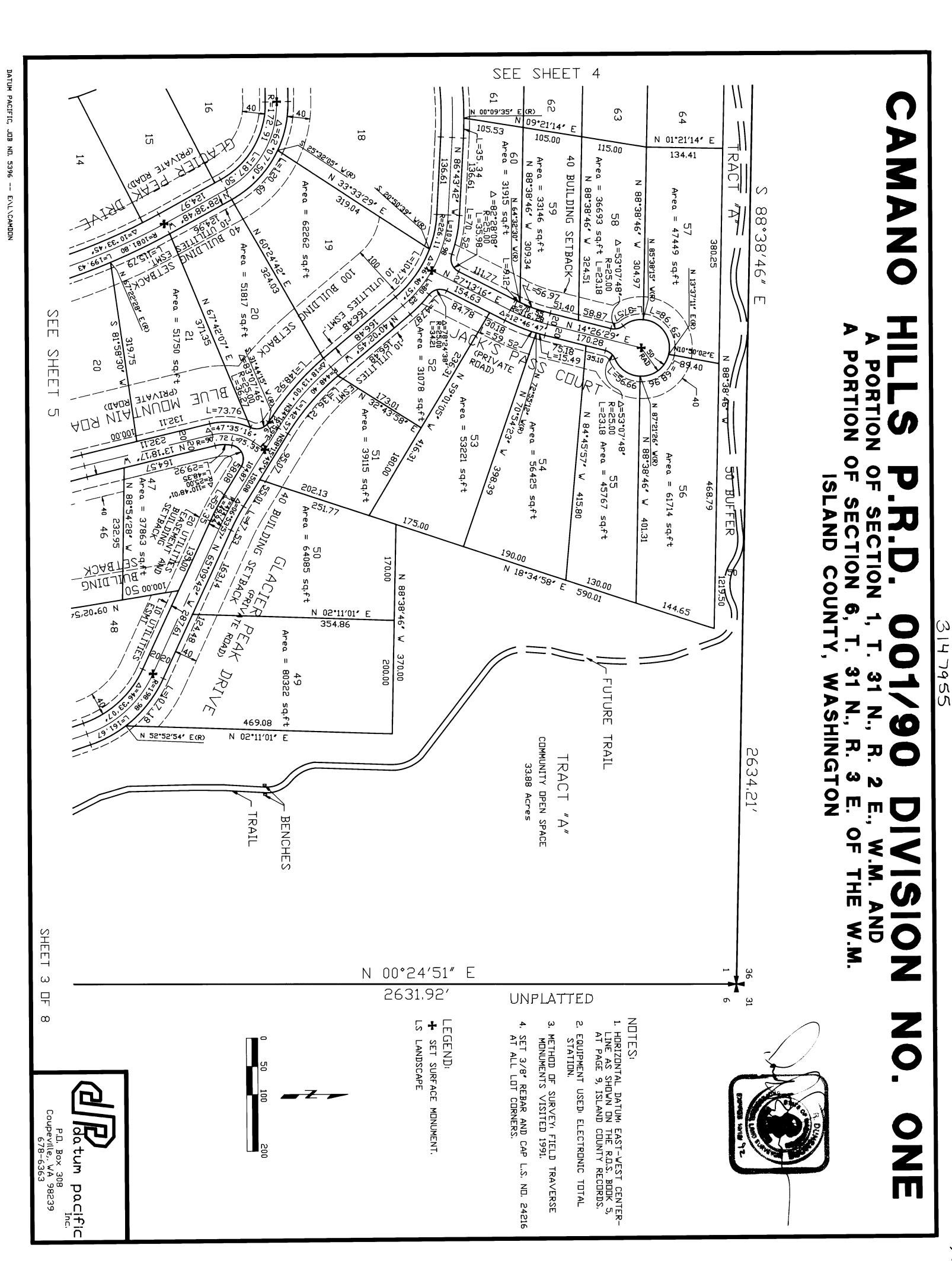
## CAMANO **PORTION**

75

1955

**PORTION** 2 iш THE **₹** 





Ņ

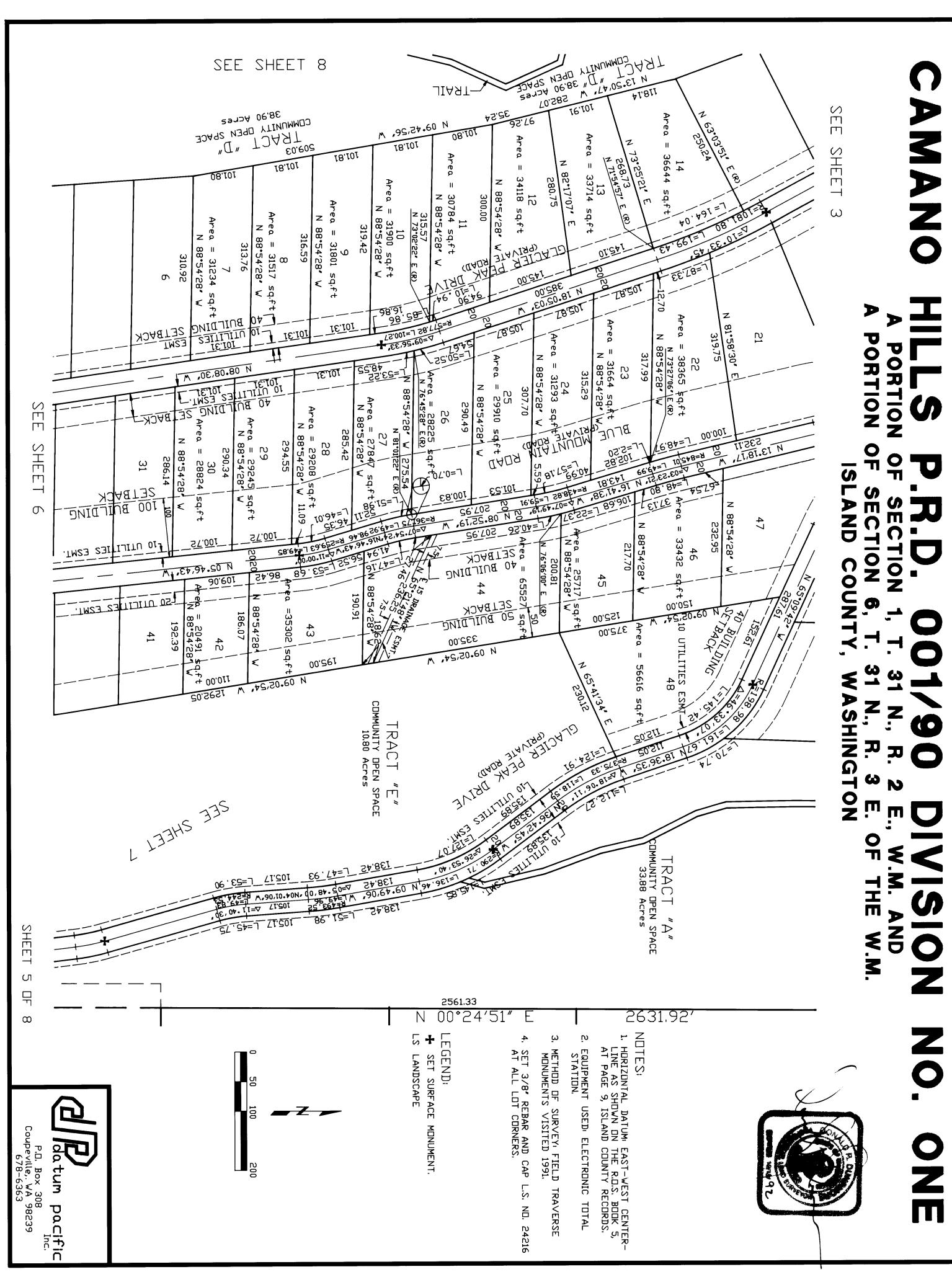
1965

DATUM

PACIFIC,

Ä

ENLICAMDON



DATUM

PACIFIC,

**B**D

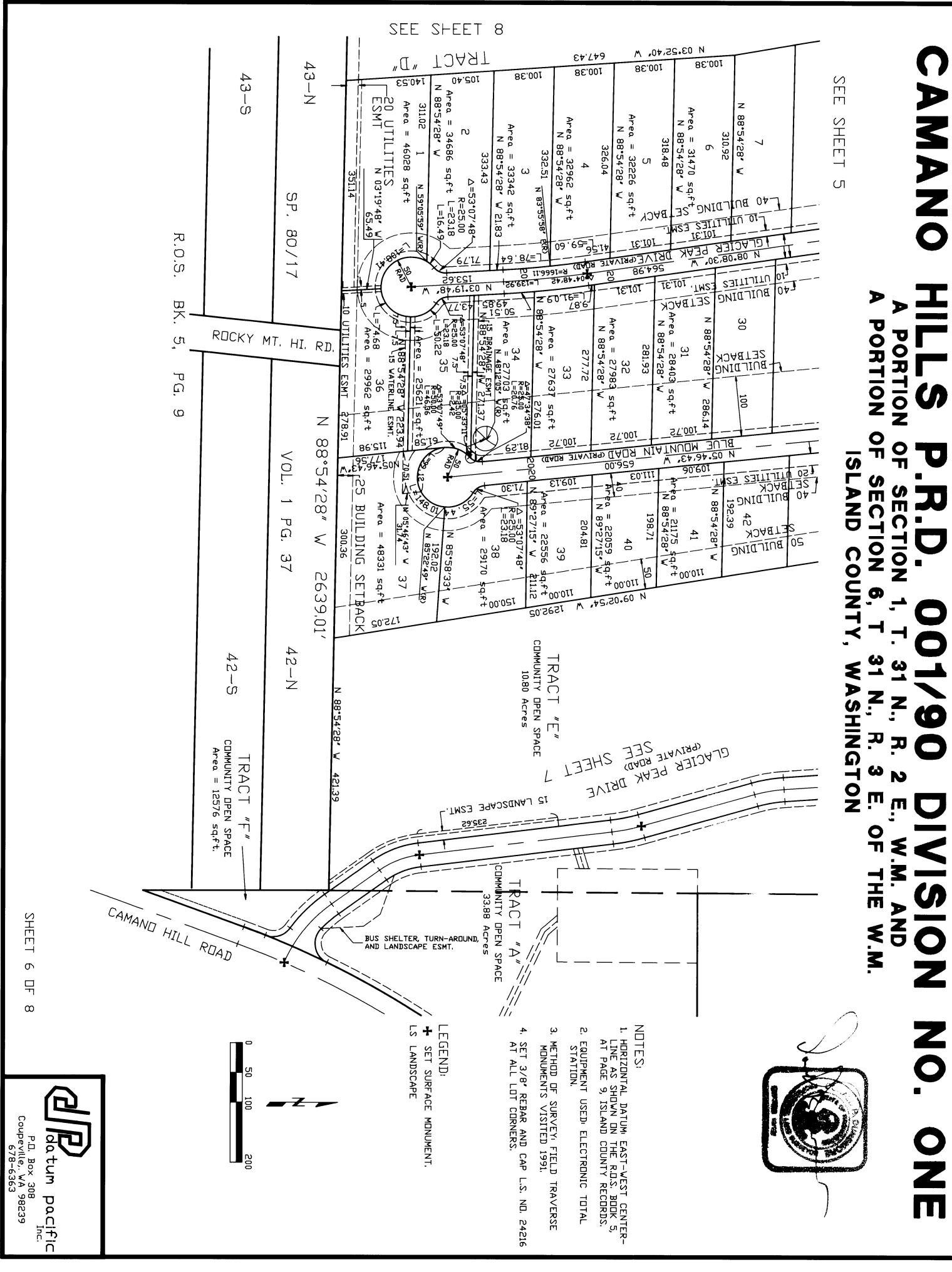
Ë

ENLICAMDON

## PORTION Z

314795

S

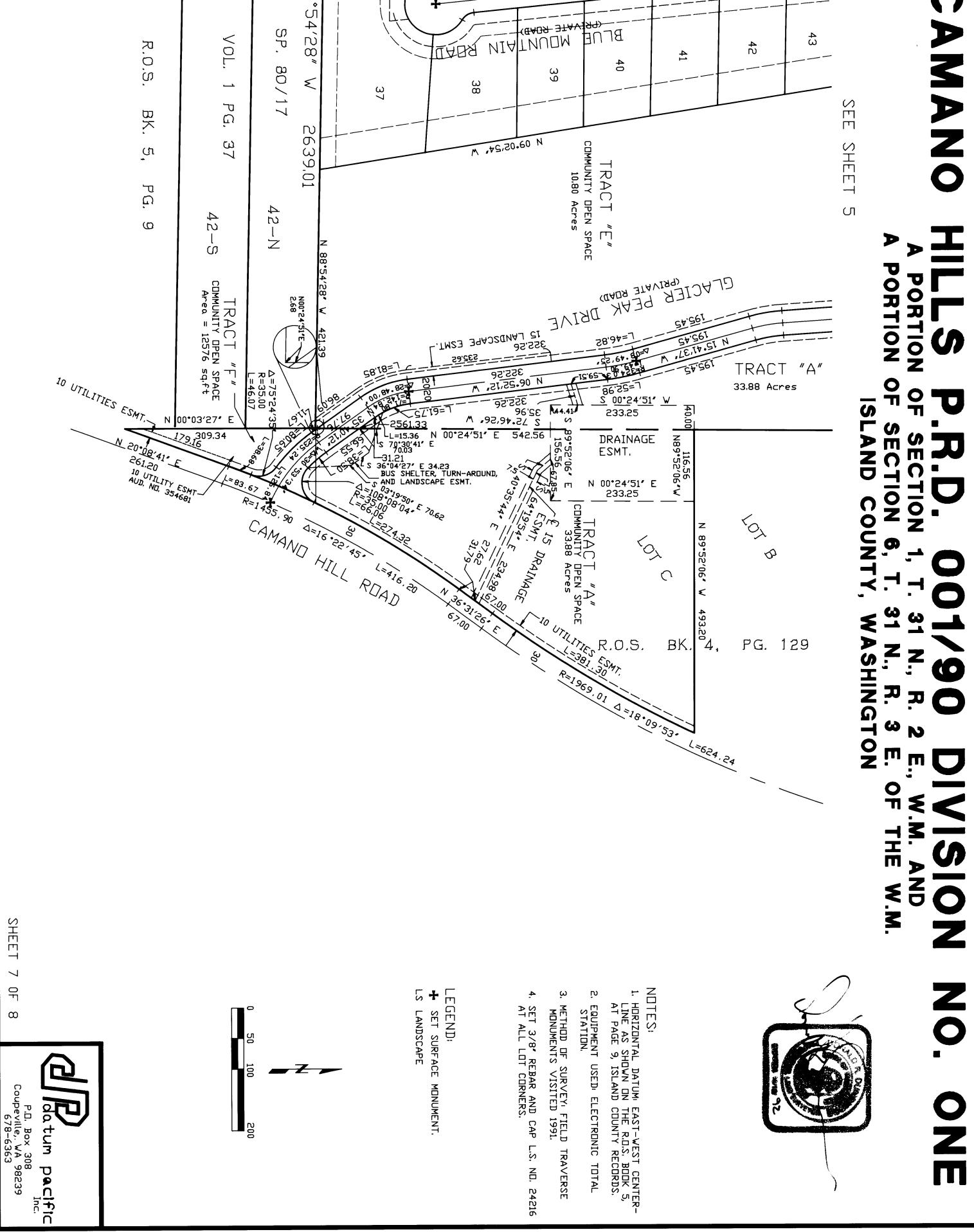


DATUM PACIFIC,

JOB NO.

EILL CAMDON

88



SEE SHEET 6

